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TRIPURA GAZETTE

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PART--I-- Orders and Notifications by the Government of Tripura, The High Court, Government Treasury etc.

GOVERNMENT OF TRIPURA
HOME (FIRE & EMERGENCY SERVICES) DEPARTMENT
SECRETARIAT, TRIPURA, AGARTALA-799010

No.F.3-8(NOC)/TFES/2025/1240-53 **Dated, Agartala the 11th July, 2025.**

NOTIFICATION

'Online Fire NOC System' was introduced in the West Tripura District only from 2nd November, 2021 for all types of occupancies and later on extended in the entire State of Tripura from 1st November, 2022 vide Notification No. F.AS(MISC)/TF&ES/2021/9390 dated 2nd November, 2021and Notification No. F.AS(MISC)/TFES/2021(P-II)/9019 dated 29th October, 2022 respectively. At present, 'Online Fire NOC System' is in force for the entire State of Tripura and Fire Safety Certificate is issued accordingly through the online portal https://edistrict.tripura.gov.in.

To promote Industry and Internal Trade, the Home (Fire and Emergency Services) Department has decided to simplify the process of issuing Fire Safety Certificate (Fire NOC) for all types of occupancy.

In exercise of the powers conferred by section 25(3) of the Tripura Fire and Emergency Services Act, 2022, Home (Fire & Emergency Services) Department, Government of Tripura hereby notifies that all the existing provisions of the Notification No. F.AS(MISC)/TF&ES/2021/9390 dated 02nd November, 2021 and Notification No. F.AS(MISC)/TFES/2021(P-II)/9019 dated 29th October, 2022 for issuance of online Fire NOC shall be treated null and void. **Henceforth, the issuance of Fire Safety Certificate (Fire NOC) will be done as per provisions laid down in this instant notification and also the notification issued vide no. F.3-8(NOC)/TFES/2025,I/792119/2005 dated 07.07.2025 in respect of buildings/premises of Group-"G" occupancy under SCHEDULE-A will be done through SWAAGAT portal and in respect of other occupancies will be done directly through https://edistrict.tripura.gov.in portal.**

The following provisions have to be followed for issuance and obtaining Fire Safety Certificate (Fire NOC):

(1) A) The Risk-based classification basis parameters like plot size or height:

Risk Criteria	Very Low	Low	Moderate	High
Size of the plot (in sqm.)	Below 65 sqm	65 sqm.to 500 sqm.	Above 500 sqm to 1500 sqm	Above 1500 sqm
Height of building (in meters)	Below 8 m	8 m to 14.5 m	Above 14.5 m to 30 m	Above 30 m
Use of the premises	All user	All user	All user	All user

B. Conditions of height & covered area of building/premises against each service are as follows:

1) i) For Residential (Private dwellings, Lodging or Rooming houses, Dormitories), Educational, Institutional, Assembly, Business, Mercantile, Storage and Hazardous buildings/premises:

Sl. No.	Name of online Services to be provided	Conditions of height and covered area of the building/premises to be amended
(i)	**Fire Safety Certificate (Fire NOC) based on Self Certification.**	(i) Residential use (Height of building/premises upto 8 mtrs. AND total area up to 500 Sq-Mt) (ii) Non-Residential or Commercial use (Height of Building/premises up to 8 meter AND total area up to 200 Sq-Mt)
(ii)	**Fire Safety Advisory/ Recommendation** (To be issued at the time of building plan approval not covered under Self Certification)	(i) Residential use (Height of Building/premises more than 8 meter AND total area more than 500 Sq-Mt) (ii) Non-Residential or Commercial use (Height of building/premises more than 8 mtrs. AND total area more than 200 Sq-Mt)
(iii)	**Fire Safety Certificate (Fire NOC)** [Based on Third-Party Certification in the prescribed format (**Form-A**) after compliance of the Fire Safety Advisory/ Recommendation]	

ii) For Residential [Apartment houses (flats), Hotels (including Star category], and Industrial buildings/ premises:

Sl. No.	Name of online Services to be provided	Conditions of height and covered area of the building/premises to be amended
(i)	**Fire Safety Certificate (Fire NOC) based on Self Certification**	Residential or Commercial (except retail outlet/storage of petrol, diesel and gas) use (Height of building/premises less than 14.5 mtrs. AND total area up to 500 Sq-Mt)

Sl. No.	Name of online Services to be provided	Conditions of height and covered area of the building/premises
(ii)	**Fire Safety Advisory/Recommendation** (To be issued at the time of building plan approval not covered under Self Certification)	Residential or Commercial (including retail outlet/storage of petrol, diesel and LPG gas) use (Height of building/premises 14.5 mtrs. and above AND total area more than 500 Sq-Mt
(iii)	**Fire Safety Certificate (Fire NOC)** [Based on Third-Party Certification in the prescribed format (**Form-A**) after compliance of the Fire Safety Advisory/ Recommendation]	

(2) The minimum threshold for each risk category:

Risk Criteria	Very Low	Low	Moderate	High
Size of the plot (in sqm.)	Below 65 sqm	65 sqm to 500sqm	Above 500 sqm to 1500 sqm	Above 1500 sqm

Height of building (in meters)	Below 8 m	08 to 14.5 m	Above 14.5 m to 30 m	Above 30 m
Use of the premises	All user	All user	All user	All user

(3) Issuance of Fire Safety Certificate (Fire NOC) / Renewal (Validity extension) of Fire Safety Certificate (Fire NOC) on submission of Self Certification or certificate from third party:

In pursuance of section **26(B)** of Act, on submission of Self Certification or certificate from third party, the Fire Safety Certificate (Fire NOC) will be issued initially for three years and its validity will be perennial subject to submission of Self Certification or certificate from third party.

At least two weeks prior to completion of initial three years of the Fire Safety Certificate (Fire NOC), the owner/occupier has to submit the Self Certificate or the certificate from a licensed third party fire inspection agency/inspector stating that all the recommended/installed fire prevention and life safety measures are well maintained and in efficient condition. The same process will continue at every one year.
On receiving request, empanelled third party will conduct the field inquiry within 05 working days and submit their report in next 02 working days to the concerned Divisional Fire Officer.

(4) Service Delivery Timeline:

The timeline for complete the process of the following services would be:

Sl. No.	Name of the Services	**Stipulated Timeline** (working days after receipt of online application)
(i)	**Fire Safety Recommendation**	14 (fourteen) days
(ii)	**Fire Safety Certificate (Fire NOC)** (after compliance of Fire Safety Recommendation)	14 (fourteen) days
(iii)	**Renewal of Fire Safety Certificate (Fire NOC)** (validity extension)	14 (fourteen) days
(iv)	**Fire Safety Certificate (Fire NOC) based on Self Certification**	07 (seven) days
(v)	**Renewal of Fire Safety Certificate (Fire NOC) based on Self Certification** (validity extension)	07 (seven) days

Fire Safety Recommendation means Provisional Fire Safety Approval given by the Director, Home (Fire & Emergency Services) Department at the time of building plan approval and before occupancy. Fire Safety Certificate (Fire NOC) means Final Fire Safety Approval will be issued after ascertaining that the fire prevention and life safety measures are in accordance with Fire Safety Recommendation.

(5) Check List in the prescribed format for inspection of installed Fire Prevention & Life Safety Measures which to be uploaded along with Certificate from empanelled Fire inspection agency/inspector at the time of issuance of Fire Safety Certificate (Fire NOC) and at the time of validity extension of Fire NOCs.

Check List

Category of Building based on occupancy as per Schedule- A			Name of Industry/Establishment
Category	Group	Sub Category	
			Address of the Industry/Establishment
Total Covered area of building/premises (round off figure in sqm)			

Sl. No.	Passive measures of building and Active measures (as per scale of IS) in building (See *Schedule-B*)	Available (Yes/No)	Furnish Details in Unit, Measurement, Capacity, etc)
1.	**Access to Building**		
	1) Approach Road width		Mtrs
	2) Gate width		Mtrs
	3) Access ways (open spaces) around the building		Front side : Mtrs Left side : Mtrs Right side : Mtrs Rear side : Mtrs Turning Radius : Mtrs
2.	**Number, Width Type & Arrangement of Exits**		
	A. Number of staircase		
	1. Upper floors		
	2. Basements		
	B. Width of staircase		
	1. Upper floors		
	2. Basements		

	C. Protection of exits		
	1. Fire resistant door		. Fire resistance rating in minutes:
	D. No. of continuous staircase to terrace		
	E. Width of corridor		
	F. Door size		
	G. Emergency Exit		
3.	**Fire Extinguishers (for First-Aid fire fighting)**		
	a) CO_2		
	b) Dry Chemical Powder (ABC Type)		
	c) Dry Chemical Powder (BC Type)		
	d) Dry Chemical Powder (D Type)		
	e) Wet Chemical		
	f) Water Mist		
	g) CAF		
	h) Others		
4.	**First-Aid Hose Reel**		
	1) Total number of each floor		
	2) Length of hose reel hose		
	3) Nozzle diameter		
5.	**Foam and Foam making accessories** (For Flammable liquids— Petrol, Gasoline, Kerosene, Grease, Acetone, paints etc. manufacturing or handling large scale units where the blanketing effects is essential for fire fighting)		
6.	**Automatic Fire Detection & Alarming System**		
	1) Type of detectors		

	2) Location of main panel		
	3) Location of repeater panel		
	4) Alternate source of power		
	5) Hooter		
7.	**Manually Operated Electronic Fire Alarm system**		
8.	**Public Address System**		
9.	**Automatic Sprinkler System**		
	1) Basement/negative basement if available		
	2) Upper floors		
	3) Sprinkler above false ceiling		
10.	**Internal Hydrant system**		
	1) Wet Riser / Down-comer mains		Dia: Thickness:
	2) Number of Inlet (Ground level)		
11.	**Yard Hydrants**		Number of hydrant points :
12.	**Hose box with accessories**		
	1) Hose Box		
	2) Delivery Hose		
	3) Branch		
13.	**Pumping Arrangement**		
	1) Ground level		
	a) Discharge of main pump		
	b) Head of main pump		
	c) Number of main pump		
	d) Jockey pump out put		
	e) Jockey pump head		

	f) Stand by pump output(Diesel)		
	g) Stand by pump head(Diesel)		
	h) Auto starting/Manual stopping of pump		

	2) Terrace level		
	a) Discharge of pump		
	b) Head of pump		
	c) Power supply		
	d) Auto starting /Manual stopping of pump		
14.	**Captive Water Storage for Fire Fighting**		
	a) Underground tank capacity		
	b) Terrace tank capacity		
15.	**Exit Signage**		
16.	**No. of Fireman's Lifts**		
17.	**Standby Power Supply**		
18.	**Refuge Area**		
19.	**Fire Compartment**		. Fire resistance rating : Mint.
20.	**Smoke Exhaust system**		
21.	**Fireman's Lifts**		
22.	**Fire Fighters / Fire Safety Officer for 24X7 duty**		
23.	**Breathing Apparatus Set (for rubber or other toxic gas based industries)**		
24.	**Display of DO's and Don'ts in case of fire at conspicuous places**		
25.	**Display of Emergency Telephone numbers at conspicuous places**		
26.	**Other fire prevention and life safety measures (specify if available)**		

I/We solemnly confirm and declare that the information provided in the inheritance is correct to the best of my/our knowledge and belief and I/We have not concealed any material information.

Signature with date (owner/occupier)

Full Name:

Signature with date(authorized Inspector/Agency)

Full Name:

(6) The list of required documents mentioned against each service shall be uploaded:

Sl. No.	**Fire Safety Certificate (Fire NOC) based on Self Certification**
1.	Self Certification in prescribed format **(Annexure-IV)** (Affidavit before First Class Judicial Magistrate or at least Notarized)
2.	Authorization letter of Power of Attorney (If someone applied for Fire NOC on behalf of the owner)
3.	For existing building : i) Building Plan approved by the ULBs (comprises Site Plan, Elevation, Floor Plans, Terrace Plan) shall be uploaded. ii) If the building is more than 30 years old, the Building Technical stability certificate for occupancy signed by the approved building planner or any engineer not below the rank of Asstt. Engineer shall be uploaded. iii) Property Tax bill containing commercial or residential area shall be uploaded. **OR** For proposed building: Drawings of Building Plan (comprises Site Plan, Elevation, Floor Plans, Terrace Plan) by mentioning the occupancy details signed by the registered planner of ULBs. (Emergency evacuation plan and Block Plan of building should be given with the details such as width of the main road on which plot is located, activities of the adjacent plots, width of main entrance, other entrance to the plot, Basement if any. Details of the activity carried out in Basement, approach roads around the building, and other details for industrial activities like utility block, raw material & finish goods storage, tank farm area, storage of hazardous gases, water reactive chemicals/metals, liquids etc, for e.g. LPG, petroleum products, etc.)
4.	List of raw material (including Consumable Materials like LPG Cylinders, Storage Qty for Diesel Generators etc) and finished goods with their quantity, their storage place in the plant should be

	marked on block plan.
5.	Details of Centralized Air Conditioning System, Provision of Fire Dampers, Ventilation systems etc., If available.
6.	Copy of Registration and License of the company/industry should be submitted.
7.	Land ownership documents (Khatian and other relevant documents)
8.	Valid Lease agreement with property owner (if applicable)
9.	Photographs showing fire prevention & life safety equipment already installed, [***Geo-tagging*** **photographs shall be taken in such a manner that the area where the fire fighting equipment is installed is clearly visible**]

Sl. No.	**Fire Safety Recommendation**
1.	Authorization letter of Power of Attorney (If someone applied for Fire NOC on behalf of the owner)
2.	For existing building : i) Building Plan approved by the ULBs (comprises Site Plan, Elevation, Floor Plans, Terrace Plan) shall be uploaded. ii) If the building is more than 30 years old, the Building Technical stability certificate for occupancy signed by the approved building planner or any engineer not below the rank of Asstt. Engineer shall be uploaded. iii) Property Tax bill containing commercial or residential area shall be uploaded. **OR** For proposed building: Drawings of Building Plan (comprises Site Plan, Elevation, Floor Plans, Terrace Plan) by mentioning the occupancy details signed by the registered planner of ULBs. (Emergency evacuation plan and Block Plan of building should be given with the details such as width of the main road on which plot is located, activities of the adjacent plots, width of main entrance, other entrance to the plot, Basement if any. Details of the activity carried out in Basement, approach roads around the building, and other details for industrial activities like utility block, raw material & finish goods storage, tank farm area, storage of hazardous gases, water reactive chemicals/metals, liquids etc, for e.g. LPG, petroleum products, etc.)
3.	List of raw material (including Consumable Materials like LPG Cylinders, Storage quantity for Diesel Generators etc) and finished goods with their quantity, their storage place in the plant should be marked on block plan.

4.	Details of Centralized Air Conditioning System, Provision of Fire Dampers, Ventilation systems etc., If available.
5.	Copy of Registration and License of the company/industry should be submitted.
6.	Land ownership documents (Khatian and other relevant documents)
7.	Valid Lease agreement with property owner (if applicable)

Sl. No.	**Fire Safety Certificate (Fire NOC)** [after compliance of Fire Safety Advisory / Recommendation]
1.	Self Certification in prescribed format **(Annexure-V)** (Affidavit before First Class Judicial Magistrate or at least Notarized)
2.	Authorization letter of Power of Attorney (If someone applied for Fire NOC on behalf of the owner)
3.	Certificate from licensed agency/inspector in the prescribed format (**Form-A, Annexure-VII**) regarding compliance of the Fire Prevention and Life Safety Measures according to Fire Safety Advisory/Recommendation). Point wise details report **(Check List, Annexure-IX)** shall also be uploaded.
4.	Electrification certificate along with electrical diagram showing separate circuit.
5.	Copy of Fire Safety Advisory / Recommendation issued earlier.
6.	Photographs showing fire prevention & life safety equipment already installed, [***Geo-tagging*** **photographs shall be taken in such a manner that the area where the fire fighting equipment is installed is clearly visible**]

b) The list of required documents for validity extension of the following Fire NOCs mentioned against each shall be uploaded:

Sl. No.	**Fire Safety Certificate (Fire NOC) based on Self Certification**
1.	Self Certification in prescribed format **(Annexure-VI)** (Affidavit before First Class Judicial Magistrate or at least Notarized)
2.	Authorization letter of Power of Attorney (If someone applied for Fire NOC on behalf of the owner)

3.	**Fire Safety Certificate (Fire NOC) based on Self Certification** (validity to be extended).
4.	Photographs showing fire prevention & life safety equipment already installed, [***Geo-tagging*** **photographs shall be taken in such a manner that the area where the fire fighting equipment is installed is clearly visible**]

Sl. No.	**Fire Safety Certificate (Fire NOC)**
1.	Self Certification in prescribed format **(Annexure-VI)** (Affidavit before First Class Judicial Magistrate or at least Notarized)
2.	Authorization letter of Power of Attorney (If someone applied for Fire NOC on behalf of the owner)
3.	Certificate from licensed agency/inspector in the prescribed format (**Form-B , Annexure-VIII**) regarding compliance of the Fire Prevention and Life Safety Measures according to Fire Safety Advisory/Recommendation). Point wise details report **(Check List, Annexure-IX)** shall also be uploaded.
4.	**Fire Safety Certificate (Fire NOC)** (validity to be extended).
5.	Photographs showing fire prevention & life safety equipment already installed, [***Geo-tagging*** **photographs shall be taken in such a manner that the area where the fire fighting equipment is installed is clearly visible**]

(7) Classification of Buildings:

Schedule- A **[Groups & Sub-Groups]**

(Group- A) Residential Buildings
A-1: Lodging or Rooming houses **A-2**: Private dwellings for one or two families **A-3**: Dormitories **A-4**: Apartment houses (flats) **A-5**: Hotels **A-6**: Hotels (Star category)

(Group- B) Educational Buildings

B-1: Schools up to (10+2) level
B-2: All others/training institutions

(Group- C) Institutional Buildings

These shall include any building or part thereof, which is used for purposes, such as medical or other treatment or care of persons suffering from physical or mental illness, disease or infirmity; care of infants, convalescents or aged persons and for penal or correctional detention in which the liberty of the inmates is restricted. Institutional buildings ordinarily provide sleeping accommodation for the occupants.

C-1: Hospitals, Infirmaries, Nursing Homes and Sanatoria
C-2: Custodial & Care institutions: Convalescent homes, Old aged homes and infirm homes (orphanages)
C-3: Penal and Mental institutions: Penal/Jail/Prison or Mental hospitals, Mental sanatoria and reformatories.

(Group- D) Assembly Buildings

D-1: Having stage with seating capacity 1000 or more persons.
D-2: Having stage with seating capacity less than 1000 persons.
D-3: Having no permanent stage and seating capacity 300 or more persons.
D-4: Having no permanent stage and seating capacity less than 300 persons.
D-5: Assembly not covered by D-1 to D-4. (Temporary structures designed for assembly)
D-6: Mixed occupancies (Shopping Mall, cinema hall & restaurant)
D-7: Assembly not covered by D-1 to D-6. (Underground and elevated mass rapid transit system)

(Group- E) Business Buildings

These shall include any building or part thereof which is used for transaction of business for keeping of accounts and records and similar purposes, professional establishments, service facilities, etc. City halls, town halls, courthouses and libraries shall be classified in this group so far as the principal function of these is transaction of public business and keeping of books and records.

(Group- E) Business Buildings

E-1: Offices, banks, professional establishments, like offices of architects, engineers, doctors, lawyers, post offices and police stations, etc.
E-2: Laboratories, outpatient clinics, research establishments, libraries and test houses, etc.
E-3: Electronic Data Processing Centre, Computer installations, Information Technology Park and Call Centre.
E-4: Telephone Exchanges.
E-5: Broadcasting stations, TV stations and Air Traffic control towers.

(Group- F) Mercantile Buildings

These shall include any building or part thereof, which is used as shops, stores, market, for display and sale of merchandise, either wholesale or retail.

F-1: Shops, stores, departmental stores, markets with area up to 500 sqm.

F-2: Shops, stores, departmental stores, markets with area more than 500 sqm.

F-3: Underground shopping centers

Storage and service facilities incidental to the sale of merchandise and located in the same building shall also .be included under this group.

(Group-G) Industrial buildings

[Broad classification of industrial occupancies into different degree of hazard (as per NBC)]

Low Hazard (G-1) [Buildings above 18 m in height not to be permitted for G-1 and G-2 occupancies]	**Moderate Hazard (G-2)** [Buildings above 18 m in height not to be permitted for G-1 and G-2 occupancies]	**High Hazard (G-3)** [Buildings above 15 m in height not to be permitted for G-3 occupancies]
Abrasive Manufacturing Premises, Aerated Water Factories, Agarbatti Manufacturing, Areca Nut Slicing and/or Betel nut Factories, Analytical and/or Quality Control Laboratories, Asbestos Steam Packing and Lagging Manufacturing, Battery Charging/Battery Service Stations, Battery Manufacturing, Breweries, Brick Works, Canning Factories, Cardamom Factories, Cement Factories and/or Asbestos or Concrete Products Manufacturing, Ceramic Factories and Crockery and Stoneware Pipe Manufacturing, Clay Works, Clock and Watch Manufacturing, Coffee Curing Roasting and Grinding Premises, Condensed Milk Factories, Milk Pasteurising Plant and Dairies, Confectionery Manufacturing, Electric Generating Houses (Hydro electric) Electric Lamps (Incandescent	Aluminium Factories, Atta and Cereal Grinding, Bakeries and Biscuit Factories, Beedi Factories, Bobbin Factories, Bookbinders, Envelopes and Paper Bag Manufacturing, Cable Manufacturing, Camphor Boiling, Candle Works, Carbon Paper/Typewriter Ribbon Manufacturing, Cardboard Box Manufacturing, Carpenters, Wood Wool and Furniture Manufacturing, Carpet and Durries Factories, Cashewnut Factories, Chemical Manufacturing using raw materials having flash points above 23°C, Cigar and Cigarette Factories, Coir Factories, Coir Carpets, Rugs, Tobacco, Hides and Skin Presses, Cold Storage Premises, Cork Products Manufacturing, Dry Cleaning, Dyeing and Laundries, Electric Substations/Distribution Stations, Electric Generating Stations (Other than Underground Power houses), Enamelware Factories,	**SUB-CATEGORY (A)** Aircraft Hangers, Aluminium/Magnesium Powder Plants, Bituminized Paper and/or Hessian Cloth/Tar Felt Manufacturing, Catton Waste Factories, Celluloid Goods Manufacturing, Chemical Manufacturing using raw materials having flash points below. 23°C Cigarette Filter Manufacturing, Cinema Films and T.V. Production Studios, Coal and/or Coke and/or Charcoal Ball and Briquettes Manufacturing, Collieries, Cotton Seed Cleaning or De-linting Factories, Distilleries, Duplicating/Stencil Paper Manufacturing, Fire-works Manufacturing, Foam Plastics Manufacturing and/or Converting Plants, Godowns and Warehouses (Storing ombustible/Flammable Goods), Grass, Hay, Fodder and Bhoosa (chaff) Pressing Factories, Industrial Gas Manufacturing (Other than Inert/Halogenated Hydrocarbon Gases), Jute Mills and Jute Presses, Linoleum Factories,

Low Hazard (G-1) [Buildings above 18 m in height not to be permitted for G-1 and G-2 occupancies]	**Moderate Hazard (G-2)** [Buildings above 18 m in height not to be permitted for G-1 and G-2 occupancies]	**High Hazard (G-3)** [Buildings above 15 m in height not to be permitted for G-3 occupancies]
and Fluorescent) and TV Picture Tube Manufacturing, Electro Plating Works, Engineering Workshops, Fruits and Vegetables Dehydrating and Drying Factories, Fruit Products and Condiment Factories, Glass and Glass Fibre Manufacturing, Godowns and Warehouses Storing Non-combustible Goods only, Green Houses, Umbrella Assembling Factories, Vermicelli Factories, Water Treatment/Filtration Plants and Water Pump Houses, Zinc/Copper Factories,	Filter "and Wax paper Manufacturing, Flour Mills, Garages, Garment Makers, Ghee Factories (Other than Vegetable), Godowns and Warehouses (Other than those Under Light and High Hazard A Categories), Grain and/or Seeds Disintegrating and/or Crushing Factories, Grease Manufacturing, Hosiery, Lace, Embroidery and Thread Factories, Incandescent Gas Mantle Manufacturing, Industrial Gas Manufacturing (Inert/Halogenated hydrocarbon gases), Man-made Yarn/Fibre Manufacturing (Other than Acrylic Fibres/Yarn Manufacturing), Manure and Fertilizer Works (Blending Mixing and granulating), Mineral Oil Blending and Processing, Oil and Leather Cloth Factories, Oil Terminals/Depots Other than those Categorized under High Hazard A, Open storage of Flammable Liquids in Drums, Cans, etc, Oxygen Plants, Paper and Cardboard Mills. without Raw Material Yards Piers, Wharves, Jetties and Dockyards other than those Categorized Under High Hazard A,	LPG Bottling Plants (Mini), Man Made Fibres (Acrylic Fibres/yarn Manufacturing), Match Factories, Mattress and Pillow Making, Metal or Tin Printers (where more than 50 Percent of floor area is occupied as Engineering Workshop; this may be taken as ordinary hazard risk), Oil Mills, Oil Extraction Plants, Oil Terminals/Depots handling flammable Liquids having flash point of 23° C and Below, Paints and Varnish Factories, Paper and Cardboard Mills having raw material yards, Piers, Wharves and Jetties – Handling Extra Hazardous Materials, Printing Ink Manufacturing, Rosin Lamp-Black and Turpentine Factories, Saw Mills, Sponge Iron Steel Plants (Gas Based), Surgical Cotton Manufacturing, Tarpaulin and Canvas Proofing Factories, Turpentine and Rosin Distilleries, Factories, Tyre Retreading and Resoling **SUB-CATEGORY (B)** Ammonia and Urea Synthesis Plants, CNG Compressing and Bottling Plants, Coal Based Methane Plants, Explosive Factories NOTE - In case of complexes having separate plants having varying degrees of hazard, authority having jurisdiction shall be consulted to decide on level of protection to be

Low Hazard (G-1) [Buildings above 18 m in height not to be permitted for G-1 and G-2 occupancies]	Moderate Hazard (G-2) [Buildings above 18 m in height not to be permitted for G-1 and G-2 occupancies]	High Hazard (G-3) [Buildings above 15 m in height not to be permitted for G-3 occupancies]
	Plastic Goods Manufacturing, Plywood/Wood Veneering Factories, Printing Press Premises, Pulverising and Crushing Mills, Rice Mills, Rope Works, Rubber Goods Manufacturing, Rubber Tyres and Tubes Manufacturing, Shellac Factories, Silk Filiatures, Soaps and Glycerine Factories, Spray Painting, Starch Factories, Tea Factories, Textile Mills, Tobacco (Chewing) and Pan-Masala Making, Tobacco Grinding and Crushing, Tobacco Re-drying Factories, Woollen Mills,	provided,

(Group- H) Storage Buildings

These shall include any building or part of a building used primarily for the storage or sheltering (including servicing, processing or repairs incidental to storage) of goods, ware or merchandise (except those that involve highly combustible or explosive products or materials), vehicles or animals, for example, warehouses, cold storages, freight depots, transit sheds, storehouses, truck and marine terminals, garages, hangars, grain elevators, barns and stables. Storage properties are characterized by the presence of relatively small number of persons in proportion to the area. Any new use which increases the number of occupants to a figure comparable with other classes of occupancy shall change the classification of the building to that of the new use, for example, hangars used for assembly purposes, warehouses used for office purposes, garage buildings used for manufacturing.

Car Parking Facilities as per NBC of India (Annex-H): The car parking structures of the closed or open type within the buildings above or below grade.
H-1, **H-2**, **H-3** (Open parking structures including Multi-Level Parking and Stilt Parking), **H-4** (Enclosed Parking structures), **H-5** (Automated Car Parking Utilizing Mechanical or Computerized/Robotic means)

(Group- J) Hazardous Buildings

These shall include any building or part thereof which is used for the storage, handling, manufacture or processing of highly combustible or explosive materials. or products which are liable to burn with extreme rapidity and/or which may produce poisonous fumes or explosions for storage, handling, manufacturing or processing which involve highly corrosive, toxic or noxious alkalis, acids or other liquids or chemicals producing flame, fumes and explosive, poisonous, irritant or corrosive gases; and for the storage, handling of processing of any material producing explosive mixtures of dust which result in the division of matter into fine particles subject to spontaneous ignition. Examples of buildings in this class are those buildings which are used for,

a) Storage, under pressure of more than 0.1 N/mm^2 and in quantities exceeding 70 m^3 of acetylene, hydrogen, illuminating and natural gases, ammonia, chlorine, phosgene, sulphur dioxide, carbon dioxide, methyloxide and all gases, subject to explosion, fume or toxic hazard, cryogenic gases, etc;
b) Storage and handling of hazardous and highly flammable liquids, liquefiable gases like LPG, rocket propellants, etc;
c) Storage and handling of hazardous and highly flammable or explosive materials (other than liquids); and
d) Manufacture of artificial flowers, synthetic leather, ammunition, explosives and fireworks.

NOTE- A list of hazardous substances giving quantities, for which or exceeding which owners handling such substances are required to be covered under The Public Liability Insurance Act, 1991, has been notified under the Rules on Emergency Planning, Preparedness and Response for Chemical Accidents' by the Govt. of India, Ministry of Environment and Forests, Notification No. G.S.R. 347(E) dated 01 August 1996.

NOTE: Any occupancy that is not covered in this annex shall be classified in the most appropriate class which resembles the proposed occupancy.

(8) The maximum permissible height of a building, including the stilt parking or basement, on a plot, shall not be more than the Maximum permissible height, as given in the table below:

Occupancy details	Width of Road(in mtrs)	Maximum Height of building(in mtrs)
Residential building	1.8 – 2.4	8
	> 2.4 – 6	12.5
	> 6 – 7.5	17.5
	> 7.5 – 10	20.5
	Above 10	Above 20.5
Other than Residential building excluding Industrial use	1.8 – 2.4	8
	> 2.4 – 6	12.5
	> 6 – < 10	14.5
	10 and above	Above 14.5
Industrial building	3.5 – 5	12.5
	> 5 – < 10	14.5
	10 and above	Above 14.5

(11) Provided that plot abutting at least 3 sides with roads of minimum 5m width and used for Industrial or Commercial use may have Ground Coverage of 100%.

(12) The maximum permissible ground coverage for a building of any type of uses shall not be more than 70%.

(13) The minimum width of open spaces for an setback / side industrial or storage or mercantile (wholesale) building having building height upto 14.5 meters shall be as follows:

Abutting Road	Plot size	Setback / Side open space	
		Side- 1	Side- 2
Road abutting minimum 2 sides of plot	Upto 1000 Sqm	0	3.5
	Above 1000 Sqm	3.5	3.5
Road abutting only 1 side of plot	Upto 500 Sqm	0	3.5
	Above 500 Sqm	3.5	3.5

Provided further that every industrial building exceeding 14.5 meters in height shall have a minimum side open space at ground level (open to the sky without any cantilever projection excepting chajja or weather shades of not more than 0.50 meter width) as indicated below:

Abutting Road	Plot size	Setback / Side open space	
		Side- 1	Side- 2
Road abutting minimum 2 sides of plot	Upto 1000 Sqm	0	3.5
	Above 1000 Sqm	3.5	3.5
Road abutting only 1 side of plot	Upto 500 Sqm	0	3.5
	Above 500 Sqm	3.5	3.5

(12) The minimum height of the ceiling of any basement shall be 0.9 m. and maxium shall be 1.2 mt. above the average road level on the front side of the building.

(13) In pursuance of Section 7 of TFES Act, 2022, the authority for issuing Fire Safety Certificate (Fire NOC) is Director, Fire and Emergency Services Department, Government of Tripura.

(L. T. DARLONG, IAS)
Secretary to the
Government of Tripura.